

CONVENTION PLANS ARE MADE PUBLIC

Local Real Estate Men to Accord Royal Greeting to Visitors in March.

450 EXPECTED TO ATTEND

Program Indicates Two Days of Business and Social Events.

Details of the entertainment program arranged by the Washington Real Estate Board for the 450 delegates to the meeting of the executive committee of the National Association of Real Estate Boards, at the Willard Hotel, March 6 and 7, were announced today by John A. Petty, executive secretary of the local organization of realtors.

The delegates include the officers of the national association and an executive committee from each of the boards comprising the national body. In almost every instance the delegate is either the president of his local board or one of its most prominent members, it was stated.

Formal invitations have been mailed to each of the members of the national committee, followed by a letter with a printed information sheet relative to hotel accommodations, etc.

Reservations for the visitors have been made in the Willard and Washington hotels. Headquarters will be established in the Willard, and the sessions held in the small ballroom.

Program as Announced.
Present tentative arrangements call for the following program of business and entertainment:

Monday—Business session, 10:30 to 12:30; complimentary luncheon in the ballroom at 1:30; business session, 2:30 to 4:30; and "experience meeting," dealing with the national real estate situation, 8 p.m.

Tuesday—Business session, 10:30 to 12:30; and 1:30 to 2:30; outing, 3 o'clock, and banquet in the large ballroom, 7 o'clock.

While not permitted to participate in the meetings of the executive committee of the national organization, every member of the local board will be welcome at any of the sessions, including the experience meeting, when short talks by leading realtors of the country will be a feature.

Big Welcome Planned.
It is the intention to meet every guest at the Union station and convey him to his hotel in an automobile. It is expected that at the time of registering, the delegates will be presented with an envelope containing a list of the names of the members of the local board.

A special committee, headed by Mrs. H. Clifford Bangs, will be in charge of the ladies of the delegation and will also form a part of the general reception committee. The automobile committee will operate with the ladies' committee.

An information booth will be established in the Willard and will be open day and night for the purpose of rendering the fullest measure of assistance and service to the visitors. It is announced. Attached to this booth will be a stenographer available for any guest.

Badges for Members.
Appropriate badges, with the name of each member of the Washington board printed thereon, will be issued for wearing at all times while the members are on duty.

Notwithstanding the unusual increase in administrative work incident to preparing for the coming convention, the board has been able to carry on its work of personal service to members and the public without interruption. Secretary Petty asserted.

Six complaints have been adjudged.

and one case settled by the arbitration committee. Information and advice have been given to members on twenty-three occasions and to the public on seventeen occasions, or an average of two requests every day during the past month, the secretary reported.

Value of Service.
"The importance and value of this apparently simple service should not be overlooked and a gradual increase in volume can be expected as our organization becomes better known and its aims are better understood," Mr. Petty states. "In order to give some idea as to the character of the requests received I will briefly enumerate several that came in during the past month. Eleven requests were received from members and the public desiring advice or service in connection with realty matters in various parts of the country. In each case they were given the names of dependable parties affiliated with real estate boards. Two members desired information relative to certain phases of the law, six wanted guidance where matters of ethics were involved and three applied for help in fixing correct commission charges. Calls from the public in general ranged from the question as to whether a seller was permitted to remove electric light bulbs from a house he had sold, to a request from a certain ladies' society to assist them in securing accommodations for a delegation of fifty guests expected in Washington for a convention gathering. Five requests reached the board relative to the standing of certain brokers."

A total of sixteen committee meetings have been held in the board's offices in the past month. The appraisal committee held three meetings and appraised seven properties for a total valuation of \$474,250 and appraised three properties for rental values.

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THEATER DISASTER AFFECTS BUILDING

Local Plans More Carefully Inspected and Issuance of Permits Impeded.

Building of all types of structures in the District of Columbia has been slowed up perceptibly because of the Knickerbocker Theater collapse, records in the office of the municipal building inspector show.

About fifty building operations have been held up pending a close inspection of plans and specifications submitted by the architects and contractors, with the result that issuance of permits on minor buildings has in turn been impeded.

In spite of the fact that the present force in the inspector's office has been working overtime to clear up the accumulation of applications, the inspection work is about a week behind schedule, it is understood.

Only seven permits for construction enterprises involving an investment of \$1,000 or more were granted the past week by Inspector Healy's office.

They follow:
C. W. Chase, to build dwelling, 404 Aspen street northwest; cost, \$6,000.
B. H. Gruver, to build three dwellings, 3447-9 11th street northwest; cost, \$24,000.
Harry A. Kite, to build six dwellings, 2529-28 Connecticut avenue northwest; cost, \$30,000.
Crosby Kelly, to build concrete and tile dwelling, 224 Mills avenue northeast; cost, \$3,700.
Thomas Finney, to build dwelling, 531 Gault place northeast; cost, \$3,000.
Midlaugh & Shannon, to build five brick dwellings, two stories each, 2829-28 Connecticut avenue northwest; cost, \$55,000. Also five brick garages in rear of above; cost, \$2,500.
To repair building at 807 15th street northwest; cost, \$1,500.

GOES ON TRIP SOUTH.
Morton J. Luchs of Shannon & Luchs has left Washington for a trip south, accompanied by Mrs. Luchs, he is now at Palm Beach, Fla., from which point they will go to Miami, Key West and Havana, Cuba. On their return they will stop at St. Augustine, Fla.

Mr. and Mrs. Jerry Lyon of Indianapolis are also in Mr. Luchs' party.

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APARTMENT AND HOTEL ANNEX TO BE ERECTED.



Apartment building to be erected for L. Gibson White at 3624 Connecticut avenue northwest. Stern & Tomlinson are the architects.

SIX PROPERTIES BRING \$60,000 AT PRIVATE SALE

N. L. Sansbury, Inc., Announces This Week's Disposal of Properties.

Sale of six properties aggregating in value \$60,000 was reported this week by the N. L. Sansbury Co., Inc.

Premises 2807 14th street was sold to Clarence Parsley for Mrs. Hilda N. Dulac. After extensive alterations the property will be occupied as a business home by Mr. Parsley.

Joseph M. Michaelson sold his home at 1234 Girard street northwest to Benjamin F. Saunders and wife, who have taken possession. This is a modern three-story brick house, containing nine rooms and bath.

The two-family apartment building at 1334 Irving street northwest, owned by the estate of John C. Gifford, was sold to Mrs. Laura L. H. Barnard. The upper apartment contains six rooms and bath, and the lower five rooms and bath.

One of the new homes, 4652 9th street northwest, recently completed by Winfield Preston, was sold to John A. Mattos and wife. This is a modern two-story colonial brick house containing six rooms and bath, with hot-water heat and electric lights.

William R. Bradford purchased from Robert E. and Beatie K. Clark their home at 5003 13th street northwest. This is a semi-bungalow containing seven rooms and bath, with all modern conveniences.

Another one of the homes recently completed by Winfield Preston, 4618 9th street northwest, was sold to Henry A. and Mamie V. Weaver.

REALTY BOARD LUNCHEON

Dr. Jonathan C. Day Will Address Semi-Monthly Affair.

Dr. Jonathan C. Day, who is touring the country in the interest of the movement of the Berea College in Kentucky to educate the mountaineers of that section, will be the principal speaker at the semi-monthly luncheon of the Washington Real Estate Board next Thursday at the La Fayette Hotel, 15th and I streets northwest.

Edmund D. Rheem, chairman of the luncheon committee, will preside. It is expected that an announcement regarding preparations for the mid-winter meeting here of the national realtors executive committee will be made by John A. Petty, executive secretary of the local board.

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SAMUEL C. REDMAN BUYS FIVE-STORY PROPERTY

Bank President Acquires the Building at 1723 I Street, Valued at \$75,000.

Samuel C. Redman, president of the Takoma Park Bank, has purchased the five-story building at 1723 I street northwest through the office of Frank A. Gibbons, for a consideration said to have been about \$75,000.

The structure at present is leased by the American Red Cross Women's Club. It is equipped with a modern elevator. There is a two-story brick double garage facing a twenty-foot alley.

Mr. Redman, as part payment, gave the Oaks farm located in Prince Georges county, near Bladensburg, on the National Defense highway. The farm is now being used as a stock farm. Parker & Ankers, formerly owners of 1723 I street northwest, expect to make this farm into a modern sanatorium and to beautify the place in many ways.

503 HOUSES TO BE SOLD.

Shipping Board Sale at Wilmington Attracts Interest.

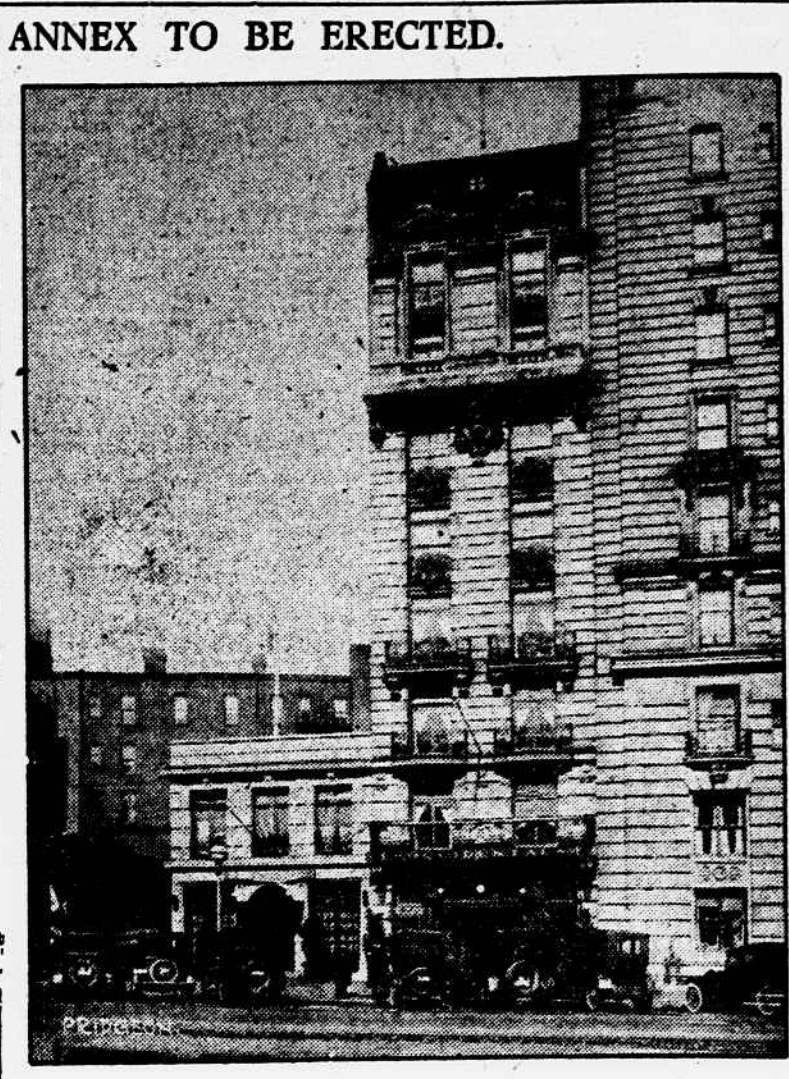
Representatives of a number of large industrial concerns outside of the state of Delaware are expected to make bids at Wilmington, Monday, February 27, when realty experts offer at auction, for the account of the United States Shipping Board-Emergency Fleet Corporation, 503 houses, 4 stories, 1 store with apartment overhead and 1 six-family apartment house, built for government employees during the world war, in the residential section known as Union Park Gardens.

Inquiries received from Philadelphia, Baltimore, New York, Chicago, St. Louis, Cincinnati and other cities indicate that bids for the huge housing project in its entirety will be made. Due no doubt to Wilmington's ambitious port development plans underway and to the activity of its chamber of commerce, "foreign" interests are anxious to establish plants in that city.

PRICES DROP IN ENGLAND.

LONDON, February 18.—The cost of living in the United Kingdom continues to fall. The decline last month was 4 points. The drop is mainly due to reduction of food prices.

There has been a continuous decline since November, 1920, apart from a slight interruption in the summer of 1921.



A seven-story addition to the Occidental Hotel, 1413 Pennsylvania avenue, is planned by Gus Buchholz, proprietor. The cafe building adjoining the main hotel will be raised.

ADDITION IS PLANNED FOR OCCIDENTAL HOTEL

Cafe Site, Adjoining Property at 1413 Pennsylvania Avenue, to Be Utilized.

Erection of an addition to the seven-story Occidental Hotel, at 1413 Pennsylvania avenue northwest, is planned by Gus Buchholz, proprietor, it was announced today.

Mr. Buchholz has purchased the building adjoining the hotel proper, now used by the establishment as a cafe, and will utilize the property as the site for the new building. It is understood the addition will conform in height and architecture to the main structure.

The sale of the cafe property was negotiated through the office of Walter A. Brown. The consideration is said to have been approximately \$125,000. The former owner's name was withheld.

The proposed annex will add about 100 rooms to the Occidental Hotel.

JOINS REALTY FIRM.

Nathaniel C. Halstead Associated With Shannon & Luchs.

Nathaniel C. Halstead has become associated with the firm of Shannon & Luchs, it was announced today.

For twenty years Mr. Halstead has been identified with well known New York investment banking houses. More recently he has turned his attention to the field of general investments, and his activity in that field brought under his consideration the advantages of real estate.

A careful study of the situation convinced him that no other field in the country presented equal opportunities, it is stated.

Mr. Halstead will devote his attention exclusively to investment and business real estate.

PLANS TO RAISE MILLION TO AID HOME BUILDERS

Ralph P. Stoddard Outlines to Convention Proposal Under Consideration by Brick Industry.

Plans for raising \$1,000,000 to aid home builders are under consideration by the brick industry, according to an announcement by Ralph P. Stoddard, at the annual convention of brick manufacturers in St. Louis recently.

The brick interests also are pushing a new and economical method of bricklaying, so that homes of this material may be constructed more cheaply, he asserted.

"During the past two years brick manufacturers have been working out new methods of using brick so brick homes can be built at low cost. The first development was the 'ideal wall'—a hollow wall of solid brick—now being used from one end of the country to the other, he stated. "Due to this new wall, thousands of houses are going up in brick which would otherwise have been built less permanently. Building codes in a hundred cities recognize this lower cost construction, a remarkable record for the brick industry."

"But the brick industry would go further," continued Stoddard. "Under the new financial scheme and responsible head of a family of good character who desires to own his home, the brick industry will help him. This loan," he said, "will help fill the gap between the amount normally loaned on construction and the cost of the house."

"A new trowel has just been introduced to further cut brickwork cost. It looks much like a grocer's old-fashioned sugar scoop and is filled with mortar in the same way. Turned upside down, it is quickly drawn

along several feet of the wall, while another man rapidly lays the next course of brick. Oscar F. Mann, the inventor, states this trowel can be used to lay the 'ideal wall' as well as the solid wall. Financial aid and lower cost construction will give a stimulus to brick home building that will be apparent everywhere."

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